

Riley County

GUIDE TO SINGLE FAMILY RESIDENTIAL ZONING

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Definitions

Residential Design Manufactured Home: manufactured home on a solid concrete or reinforced concrete block perimeter foundation which has a minimum of 22" in width excluding porches, decks, awnings, carports, attached garages or similar additions; a pitched roof having a minimum slope of 2.5" in 12"; siding & roofing materials customary to site-built homes.

Modular Home: residential structure, assembled in total or in sections at a factory and transported to its destination. Distinct from a mobile home by having siding & roofing customary to site-built house and on a permanent labor foundation.

Manufactured Home: factory-built dwelling unit bearing a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974 which became effective June 15, 1976; does not include a mobile home;

Mobile Home: transportable factory-built home, designed to be used year round as a residence and built prior to June 15, 1976



For More Information Contact:



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ZONE	PERMITTED	NOT PERMITTED	MINIIMUM PRINCIPAL BLDG WIDTH	#OF LIVESTOCK PERMITTED	YARD REQ.	<u>SETBACK REQUIREMENTS</u>		
						PRINCIPAL BUILDINGS	ACCESSORY BUILDINGS	LIVESTOCK BUILDINGS
A-1	<ul style="list-style-type: none">• Site-built Home• Residential Design Manufactured Home• Modular Home	Manufactured Home Mobile Home	22'	Not permitted in this zone	Front Rear Side	<ul style="list-style-type: none">• 25% of lot depth/25' from property line (whichever is less)• 30% of lot depth/25' from property line (whichever is less)• 10% of lot width/10' from property line (whichever is less)	<ul style="list-style-type: none">• 25% of lot depth/need not exceed 25'• 5' (if abuts an alley must be 10')• 3' (10' from principal building)	<ul style="list-style-type: none">• Not permitted in this zone
A-2	<ul style="list-style-type: none">• Site-built Home• Residential Design Manufactured Home• Modular Home• Manufactured Home on permanent foundation	Mobile Home	16'	Not permitted in this zone	Front Rear Side	<ul style="list-style-type: none">• 25% of lot depth/25' from property line (whichever is less)• 30% of lot depth/25' from property line (whichever is less)• 10% of lot width/10' from property line (whichever is less)	<ul style="list-style-type: none">• 25% of lot depth/need not exceed 25'• 5' (if abuts an alley must be 10')• 3' (10' from principal building)	<ul style="list-style-type: none">• Not permitted in this zone
A-3	<ul style="list-style-type: none">• Site-built Home• Residential Design Manufactured Home• Modular Home• Manufactured Home on permanent foundation• Mobile Home on permanent foundation		No minimum width requirement	Not permitted in this zone	Front Rear Side	<ul style="list-style-type: none">• 25% of lot depth/25' from property line (whichever is less)• 30% of lot depth/25' from property line (whichever is less)• 10% of lot width/10' from property line (whichever is less)	<ul style="list-style-type: none">• 25% of lot depth/need not exceed 25'• 5' (if abuts an alley must be 10')• 3' (10' from principal building)	<ul style="list-style-type: none">• Not permitted in this zone
A-4	<ul style="list-style-type: none">• Site-built Home• Residential Design Manufactured Home• Modular Home• Manufactured Home on permanent foundation• Mobile Home on permanent foundation		No minimum width requirement	1 animal per acre	Front Rear Side	<ul style="list-style-type: none">• 25% of lot depth/25' from property line (whichever is less)• 30% of lot depth/25' from property line (whichever is less)• 10% of lot width/10' from property line (whichever is less)	<ul style="list-style-type: none">• 25% of lot depth/need not exceed 25'• 5' (if abuts an alley must be 10')• 3' (10' from principal building)	<ul style="list-style-type: none">• 70' (not within 20' from dwelling)• 30'• 30'
A-5	<ul style="list-style-type: none">• Site-built Home• Residential Design Manufactured Home• Modular Home	Manufactured Home Mobile Home	22'	1 animal per acre	Front Rear Side	<ul style="list-style-type: none">• 25% of lot depth/25' from property line (whichever is less)• 30% of lot depth/25' from property line (whichever is less)• 10% of lot width/10' from property line (whichever is less)	<ul style="list-style-type: none">• 25% of lot depth/need not exceed 25'• 5' (if abuts an alley must be 10')• 3' (10' from principal building)	<ul style="list-style-type: none">• 70' (not within 20' from dwelling)• 30'• 30'